



**MORGAN  
BROOKES**  
ESTATE AGENTS  
HELPING YOU GROW



## Palmerstone Road, Canvey Island



**Morgan Brookes believe** - This stunning semi-detached family home is situated within a sought after area of Canvey Island, featuring a spacious living room, high specification kitchen, with three generously sized bedrooms, bathroom, ground floor W/C, large rear garden, parking and detached garage.

**Our Sellers love** - Entertaining family and friends in the large family kitchen, and on a sunny day relaxing in the great sized, un-overlooked rear garden.

### Key Features

- Ultra Modern Semi-Detached Home.
- Three Generous-Sized Bedrooms.
- Spacious Living Room And Kitchen.
- Four-Piece Bathroom Suite.
- Low Maintenance Rear Garden.
- Detached Garage.
- Off Road Parking.
- Call Morgan Brookes Today.

**£379,995**



# Palmerstone Road, Canvey Island

## Entrance

Double glazed panelled doors leading to:

## Entrance Hallway

**14' 1"nt 3' 3" x 15' 9" nt 2' 11" (4.29m x 4.80m)**

Double glazed windows to front aspect, stairs leading to first floor accommodation, under stairs storage area, radiators, doors leading to:

## Living Room

**15' 6" x 12' 2" (4.72m x 3.71m)**

Double glazed window to front aspect, feature fireplace, built in storage area, radiator, smooth ceiling incorporating inset downlights, carpet flooring.

## Dining Room

**10' 0" x 8' 11" (3.05m x 2.72m)**

Double glazed window rear aspect, radiator, smooth ceiling incorporating inset downlights, carpet flooring.

## Kitchen

**13' 4"nt 6'4" x 14' 3" nt 8'11" (4.06m x 4.34m)**

Double glazed window to rear aspect, fitted with a range of base & wall mounted units, roll top work surfaces incorporating stainless steel sink & drainer, fitted oven, fitted microwave, four-point gas hob with extractor fan over, radiator, splash back tiling, smooth ceiling incorporating downlights, tiled flooring.

## First Floor Landing

**13' 6"nt 2'11" x 8' 11" nt 5'2" (4.11m x 2.72m)**

Double glazed window to front aspect, radiator, smooth ceiling, doors leading to:

## Master Bedroom

**14' 4" x 10' 2" (4.37m x 3.10m)**

Double glazed window to front aspect, built in storage area, radiator, smooth ceiling incorporating inset downlights, carpet flooring.

## Bedroom 2

**10' 10" x 10' 3" (3.30m x 3.12m)**

Double glazed window to rear aspect, built in storage area, radiator, smooth ceiling incorporating inset downlights, carpet flooring.

## Family Bathroom

**8' 8" x 6' 11" (2.64m x 2.11m)**

Obscured double glazed window to rear aspect, panelled bath, vanity hand basin, low level W/C, heating towel rail, tiled walls, coving to ceiling, tiled flooring.

## Rear Garden

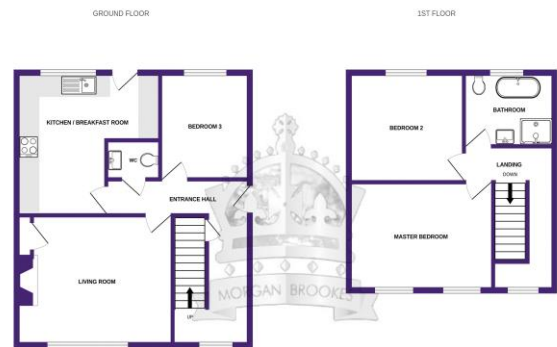
Decked seating area, remainder laid to lawn, gated rear access.

## Detached Garage

Power & lighting, access to rear garden.

## Front Of Property

Block paved driveway providing off street parking.



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## Local Authority Information

Castle Point Borough Council

Council Tax Band: C

01268 755626

morganbrookes.co.uk

£379,995

### MONEY LAUNDERING REGULATIONS 2003

Intending purchasers will be asked to produce identification and proof of financial status when an offer is received.

We would ask for your co-operation in order that there will be no delay in agreeing the sale.

### THE PROPERTY MISDESCRIPTIONS ACT 1991

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